

069.0

0004

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

770,900 / 770,900

USE VALUE:

770,900 / 770,900

ASSESSED:

770,900 / 770,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PHILLIPS KEVIN P/ TRUSTEE

Owner 2: ELAINE J MONTGOMERY REVOCABLE

Owner 3: TRUST

Street 1: 769 PLAIN ST SUITE J

Street 2:

Twn/City: MARSHFIELD

St/Prov: MA Cntry: Own Occ: N

Postal: 02050 Type:

PREVIOUS OWNER

Owner 1: PHILLIPS KEVIN P/ TRUSTEE -

Owner 2: ELAINE J MONTGOMERY IRREVOCABL -

Street 1: 6 KIMBALL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,197 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6197		Sq. Ft.	Site		0	70.	0.98	12									424,138						424,100	

Legal Description										User Acct
										44473
										GIS Ref
										GIS Ref
										Insp Date
										11/18/18

 Total Card / Total Parcel
 770,900 / 770,900
 770,900 / 770,900
 770,900 / 770,900

 APPRAISED:
 USE VALUE:
 ASSESSED:
 770,900 / 770,900
 770,900 / 770,900
 770,900 / 770,900

USER DEFINED	
Prior Id # 1:	44473
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	20:47:07
LAST REV	
Date	Time
10/08/20	15:50:50
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 069.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,600	7200	6,197.	424,100	770,900	770,900	Year End Roll	12/18/2019
2019	101	FV	267,900	7200	6,197.	393,800	668,900	668,900	Year End Roll	1/3/2019
2018	101	FV	267,900	7200	6,197.	393,800	668,900	668,900	Year End Roll	12/20/2017
2017	101	FV	267,900	7200	6,197.	345,400	620,500	620,500	Year End Roll	1/3/2017
2016	101	FV	267,900	7200	6,197.	315,100	590,200	590,200	Year End	1/4/2016
2015	101	FV	252,900	7200	6,197.	278,700	538,800	538,800	Year End Roll	12/11/2014
2014	101	FV	252,900	7200	6,197.	263,600	523,700	523,700	Year End Roll	12/16/2013
2013	101	FV	252,900	7200	6,197.	250,800	510,900	510,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS KEVIN	75602-387	1	9/14/2020	Convenience		1	No	No	
MONTGOMERY-STRU	56696-588		4/5/2011	Convenience		1	No	No	
MONTGOMERY ELAI	25632-54		9/5/1995			99	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2005	374	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
10/7/1999	Meas/Inspect	266	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	OF=SINK IN BMT..													
(Liv) Units: 1	Total: 1	A Bath:	Rating:														
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:														
Frame: 1 - Wood		A 3QBth:	Rating:														
Prime Wall: 1 - Wood Shingle		1/2 Bath: 1	Rating: Average														
Sec Wall:		A HBth:	Rating:														
Roof Struct: 1 - Gable		OthrFix: 1	Rating:														
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES															
Color: WHITE		Kits: 1	Rating: Good														
View / Desir:		A Kits:	Rating:														
GENERAL INFORMATION		Fpl: 1	Rating: Average														
Grade: C - Average		WSFlue:	Rating:														
Year Blt: 1927		Eff Yr Blt:		CONDO INFORMATION													
Alt LUC:		Alt %:															
Jurisdct:		Fact: .															
Const Mod:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good		26. %		Exterior:		No Unit		RMS		BRS		FL			
Prim Int Wall: 2 - Plaster		Functional:		%		Interior:		1		7		3		M			
Sec Int Wall:		Economic:		%		Additions:											
Partition: T - Typical		Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood		Override:		%		Baths:											
Sec Floors:				%		Plumbing:											
Bsmnt Flr: 12 - Concrete				Total: 26.4 %		Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
CALC SUMMARY				COMPARABLE SALES													
Basic \$ / SQ: 130.00		Rate		Parcel ID		Typ		Date		Sale Price							
Size Adj.: 1.16851854																	
Const Adj.: 0.99989998																	
Adj \$ / SQ: 151.892																	
Other Features: 80500																	
Grade Factor: 1.00																	
NBHD Inf: 1.00000000																	
NBHD Mod:																	
LUC Factor: 1.00		WtAv\$/SQ:		AvRate:		Ind.Val											
Adj Total: 461427																	
Depreciation: 121817		Juris. Factor:				Before Depr:		151.89									
Depreciated Total: 339611		Special Features: 0				Val/Su Net:		93.27									
		Final Total: 339600				Val/Su SzAd		167.70									
MOBILE HOME				PARCEL ID				069.0-0004-0023.0				IMAGE					
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X20	G	GD	1925	26.97	T	30	101			7,200		7,200
PARCEL ID 069.0-0004-0023.0																	
More: N		Total Yard Items:		7,200		Total Special Features:				Total:		7,200		AssessPro Patriot Properties, Inc			